



# The Woodlands Newsletter

THE WOODLANDS AT ISLIP  
120 Finch Lane • Islip, NY 11751

August 2013

## End of Summer Party Report



We are pleased to report that the End of Summer Party was a success! Close to a hundred people came together in friendship to celebrate a great summer season on a night of perfect weather. There were three types of hero sandwiches, summer salads, and desserts galore! Everyone looked festive in colourful leis and glow bands.

We would like to give kudos and many thanks to our wonderful Hospitality Committee (Beth, Meredith, Kathie, Kelly, and Christina) and to the generous shareholders who brought potluck desserts to share.

Everyone had fun with games and “getting to know each other” conversations, so we hope that even more people in our community will make it to this always-exciting event next year!

## WITH REGARD TO TOWING

We have been contacted by some shareholders with regard to different towing situations. For everyone's information: our towing company has been given instructions to ask for identification and unit number from the shareholder requesting that a car be towed. This information will only be given to our Superintendent and/or Property Manager, to be used in case of a dispute and to prevent any malicious or spiteful towing requests.

In inclement weather (snow pile-ups) or emergency cases (a tree looks like it's about to fall down on your vehicle), cars may have to be instantly removed from where they are parked.

Please note that it is every Shareholder's/Resident's responsibility to ensure that the Woodlands Apt Corp. has an emergency phone number/contact for you in case your car has to be removed due to community repairs or in the situations mentioned above. Also, if any Shareholder/Resident is away for a prolonged length of time, it is their responsibility to leave a key with a neighbor, close friend, or family member, and to give that contact's name and number to our Superintendent.

## Tree Talk

The Board has been queried as to who determines when a tree gets cut down and when it gets saved, as well as how to care for our existing trees.

The short answer is that the Board requests counsel from Bartlett Tree Experts.

This company helps us determine whether or not it is possible to save a tree or other planting. Their arborists can diagnose and treat problems to protect our plants and help ensure safety on our property. (At present, they are treating the trees on Union Ave as well the bamboo issue by the lake.)

The company that cuts down a tree, when that becomes necessary, is not an expert on tree care, nor is it affiliated with Bartlett. Anytime a tree has to be removed, costs start at around \$1200 per tree, or an hourly rate is used, depending on which pay schedule the Superintendent, in conjunction with the Managing Agent, deems best for the complex. Given the financial and aesthetic considerations, cutting down trees is not something that is done lightly.

The Board tries its best to save a tree if it's financially viable, since we are committed to keeping the integral character of the Woodlands intact. To that end, some trees that Bartlett Experts found were planted near the fence by Pathmark, in soil that was too shallow, were replanted around the complex in spots where storms and Hurricane Sandy had knocked down others. The evergreen bushes that could survive there have been left as they were.

## Common Sense Corner

We would like to remind shareholders: It is just common sense not to leave any electronics, valuables, expensive tool(s), private or important documents, or anything of major value in your car(s). These sort of items will only tempt any less-than-honest individuals to break into your vehicle, despite the best locking system. Taking the time to bring things into your unit will prevent the hassle of an insurance claim, broken glass repair, or item replacement.

If any theft does occur, you can let our Superintendent know about it, but please call the police department and your insurance company. A claim should be filed with the latter, not the Woodlands Apt Corp.

**TRUE OR FALSE?**  
Courtesy of Al Monday

There are quite a few new shareholders that joined the Woodlands community in the last year, so it's a good time for a section called "True or False?"

1. Board members are privy to, and/or can access Woodlands bank accounts.

TRUE and FALSE. Board members have to know the financial state of all Woodlands bank accounts. However, all access to Woodlands accounts is overseen by our Property Management company (Fairfield Properties), which keeps a record of all paperwork for the year. Our accountant, a separate entity from Fairfield Properties, in turn, audits this paper trail.

2. A Board member or members can take or use funds from any Woodlands Apt Corp. accounts without the agreement of a majority of the Board.

FALSE. The Woodlands at Islip is a Corporation. Every major expense has to be agreed to by a majority of the Board and it takes two signatures on checks cut by the Property Management company to access any funds. Every single disbursement of funds must have a receipt since our accountant will audit these at the end of every fiscal year.

3. Board members own multiple units and can buy as many units as they can afford.

FALSE. This statement used to be true, since the Woodlands at Islip started as a part-rental community, but when the community turned cooperative, investor purchases were disallowed, and no present Board member owns more than one unit.

4. Board members have to pay their dues as well as late charges, if they incur any.

TRUE. A Board member is a regular shareholder who agreed to help serve the community and was elected to do so. They get no special privileges and pay their dues and any late charges, just like all shareholders do.

5. Board Members are obligated to enforce by-laws and house rules.

TRUE. Once you are elected as a Board member, you must be willing to enforce the rules of the Woodlands Corporation, despite the fact that the shareholder in question may be a friend or even a relative. A Board is elected to maintain the community's financial stability, safety, character, quality of living, and to safeguard every shareholder's right to recoup their investment.

6. Board members are paid, or get deals, for their service. Otherwise, why take on the burden?

FALSE. There is absolutely no compensation, or special deal for being a Board member. We do it because we want to make sure our communal investment is taken care of in the best possible way.

**CAUTION REQUIRED**

There are quite a few decks around our community that are in the process of being built. In the process of starting construction work, damage can be done to our building walls.

Please note that any additional repairs or construction costs incurred from building decks or private construction in or around individual units are the shareholder's responsibility, as are damages to electricity poles, existing deck poles, or other structures in the vicinity, as well as to our sprinkler systems, windows, etc.

DO let your contractor know this prior to the start of any construction work.

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**COOPERATION IS KEY**  
**while living in a Cooperative Community**

by Jan Fineman

The type of community we live in is known as a cooperative because it is a corporation in which we all own shares. At the Woodlands, we also live very close to each other.

When we bought our units, we each received a set of by-laws and house rules, and we signed agreements to abide by them. Our rules are very important. They are meant to keep order and consistency among residents of more than 200 units, so that our community can be both harmonious and aesthetically pleasing.

Consistency means that our appearance as a community is to look the same in general. This includes, but is not limited to, deck structures, deck colors, lattices, doors, screen and outside doors, garden ornaments, and enough carpeting to make sure we don't disturb each other too much.

So...if you are anticipating adoption of a pet, PLEASE re-read the house rules before you commit. Before you decide to add to or ornament our buildings, garden beds, decks, driveways, and any common areas at all, PLEASE read the house rules for restrictions. Ask Charlie or a Board member if you're unsure.

Before you bring alcohol to the pool, park on the road where yellow stripes are painted, leave dog waste or cigarette butts scattered around, or do any other things detrimental to the community, PLEASE read the house rules and don't do those things.

A little thoughtfulness will save us the unpleasant task of having to send warning letters and subsequent fines that could increase daily until the infraction is cured. After all, the Board is made up of regular shareholders who just want to live peacefully in this community for which we give up our time.

If you live in a COOPERATIVE, cooperation is key. Otherwise, perhaps consider a HOUSE? (Just a little co-op humor)

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